

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** December 14, 2020

**SUBMITTED BY:** S. Losier, Director, Planning and Economic Development

**PREPARED BY:** J. Brown, Planner II

**REPORT TITLE:** Bylaw No. 1073-2020 - 65th Avenue Area Structure Plan (1st Reading)

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## EXECUTIVE SUMMARY

Bylaw No. 1073-2020 will adopt the *65<sup>th</sup> Avenue Area Structure Plan* for lands in the northwest portion of the City of Leduc just south of the Edmonton International Airport ("EIA"), and repeal Bylaw No. 212-91 and its amendments. In an earlier form this ASP was previously given First Reading as Bylaw No. 1058-2020, however several amendments were required to make the ASP align with the new 2020 MDP, adopted on December 7. On the recommendation of the City Solicitor, Administration is bringing the amended ASP forward for First Reading as a new bylaw.

## RECOMMENDATION

That Council give Bylaw No. 1073-2020 First Reading.

That Council rescind its motion giving first reading to Bylaw No. 1058-2020.

## RATIONALE

An Area Structure Plan ("ASP") provides the framework for subsequent subdivision and development of an area of land within a municipality. This planning document describes the sequence of development anticipated for the lands, the land uses proposed for the area, and the general locations of major transportation routes and public utilities. The 65<sup>th</sup> Avenue ASP (Attachment 1) will be used as a tool to guide and evaluate future zoning, subdivision and development of the NW ¼ 35-49-25-4, Lots 1, 2, 3 Plan 922 3395, NW ¼ 34-49-25-4, and NE ¼ 33-49-25-4.

The 65<sup>th</sup> Avenue ASP encompasses approximately 227 hectares (ha) (561 acres) and is located in the northwest portion of the City of Leduc, just south of the EIA. The plan area is bounded by 65th Avenue to the north, the Queen Elizabeth 2 (QEII) Highway to the east, the Bridgeport and Deer Valley neighbourhoods to the south, and the West ASP to the west.

The 65<sup>th</sup> Ave ASP includes the following:

- Office, business, and employment uses which leverage proximity to the EIA and provide opportunities for airport-connected development;
- Commercial uses which serve the needs of residents and employees in the plan area and regionally;
- A greenway buffer between residential and non-residential uses, providing separation space, a multiway path, and wildlife corridor;
- Low and medium density residential with a diversity of housing types and connections to adjacent residential neighbourhoods; and
- 65<sup>th</sup> Avenue and Grant MacEwan Boulevard as major arterials to connect the neighbourhood with the future 65th Avenue / QEII Interchange, the EIA, and the rest of Leduc.

An initial open house was hosted on October 25, 2018, by the City and their consultant. This provided an opportunity for the public to provide input on the ASP. A final open house was hosted on January 29, 2020, which provided a further opportunity for public questions and feedback on the ASP.

## STRATEGIC / RELEVANT PLANS ALIGNMENT

The 65<sup>th</sup> Ave ASP aligns with the 2019-2022 Strategic Plan and is a part of ensuring that Leduc is a City with a Plan for the Future.

The 65<sup>th</sup> Ave ASP provides direction for the development of residential, commercial, and employment uses in the plan area, in a manner that is consistent with the City of Leduc and County of Leduc Intermunicipal Development Plan, the City of Leduc Municipal Development Plan, and the Edmonton Metropolitan Region Growth Plan. The Aerotropolis Viability Study also provides a vision and understanding of opportunities related to the EIA which are incorporated into the 65<sup>th</sup> Ave ASP.

## ORGANIZATIONAL IMPLICATIONS

### ADMINISTRATION:

If Council approves First Reading of Bylaw No. 1073-2020, Administration will then submit the ASP to the Edmonton Metropolitan Region Board for approval under the Regional Evaluation Framework. Once approved by this process, Administration will return the Bylaw to Council for a Public Hearing, Second Reading and Third Reading.

### RISK ANALYSIS: FINANCIAL / LEGAL:

There is a financial risk associated with rejecting First Reading of Bylaw No. 1073-2020 as it would potentially delay development in the area which is anticipated to occur within the next year. There are no financial obligations associated with adopting Bylaw No. 1073-2020.

### IMPLEMENTATION / COMMUNICATIONS:

As per the requirements of Section 606 of the *Municipal Government Act*, a Public Hearing in front of Council is required prior to Council giving Second Reading to a bylaw adopting an area structure plan. The Public Hearing for Bylaw No. 1073-2020 will be advertised in accordance with the Advertising Bylaw and will be scheduled after the ASP has received approval from the EMRB under the REF.

### ALTERNATIVES:

1. That Council reject First Reading to Bylaw No. 1073-2020 at this time, and direct Administration to make changes to the proposed Bylaw prior to returning for 1<sup>st</sup> reading.
2. That Council defeat Bylaw 1073-2020.

## ATTACHMENTS

1. Bylaw No. 1073-2020 w Schedule A Attached
2. Edmonton Metropolitan Region Growth Plan policy compliance table